GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Visakhapatnam Urban Development Authority - Change of land use from Residential use to Commercial use of Plot Nos.54 to 66, 73 to 84 and 88 to 97 falling in Sy.No.4/part of Madhurawada, Visakhapatnam Rural Mandal, Visakhapatnam District, admeasuring an area of 6382.65 Sq. Yds. OR 5322.795 Sq. mts. applied by Sri P.Krishnam Raju & Others – Draft Variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 157 Dated: 16-05-2018

Read the following:-

1. From the VC, VUDA, Visakhapatnam, Lr.Rc.No.6607/2017/L5, Dated:20.12.2017.
2. Government Letter No.943707/M1/2017, Dated:05.01.2018.
3. From the VC, VUDA, Visakhapatnam,Lr.Rc.No.6607/2017/L5, Dated:01.02.2018.
4. Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
5. Government Memo No.138400/H1/2016, MA&UD (H) Department, Dated:15.02.2017.
6. Government Memo No.943707/M1/2017, Dated:27.02.2018.
7. Notification No.1101, Dated:28.02.2018 published in Part-I of Andhra Pradesh Gazette.
8. From the Vice Chairman, VUDA, Visakhapatnam, Lr.Rc.No.6607/2017/L2, Dated:25.04.2018

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 6th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.1101, Dated:28.02.2018. In the letter 8th read above the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two Daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. Further, the applicant has paid the required conversion charges. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:17.05.2018.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

R.KARIKAL VALAVEN,
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.
The Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

[P.T.O.]

The Commissioner, Greater Visakhapatnam Municipal Corporation, Visakhapatnam

Copy to:

The applicant through the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.
The Special Officer & Competent Authority, Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District
SC/SF

//Forwarded :: By Order//

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

VARIATION

The Plot Nos.54 to 66, 73 to 84 and 88 to 97 falling in Sy.No.4/part of Madhurawada, Visakhapatnam Rural Mandal, Visakhapatnam District, admeasuring an area of 6382.65 Sq.yrds OR 5322.795 Sq. mts. The boundaries of which are given in the schedule below which was earmarked for Residential Use in Visakhapatnam Metropolitan Region (VMR) Master Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is designated as Commercial use by variation of change of land use, which was shown in Visakhapatnam Metropolitan Region Mast Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions:-

1. limiting number of screens not more than 2 in block-3 and widening of road stretch between block-3 and blocks 1 & 2 from 33'-0" to 40'-0" wide duly affecting widening portion in the applicant's site's of block 1 & 2.
2. the applicant shall obtain approval of building plans for construction of buildings from Competent Authority duly paying necessary charges as per rules in force.
3. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/ GVMC before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.

[Contd..p.3]

6. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
7. any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Existing 40'-0" Layout road in LP No.31/91
South : Existing road proposed to 80 Mts. Wide National Highway-16
East : Existing 33'-0" Layout road in LP No.30/91 and Honda Servicing Center
West : Existing 33'-0" Layout road and Plot Nos.72 & 85 of LP No.31/91

R.KARIKAL VALAVEN,
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER